



Silvester Road, East Dulwich, London, SE22

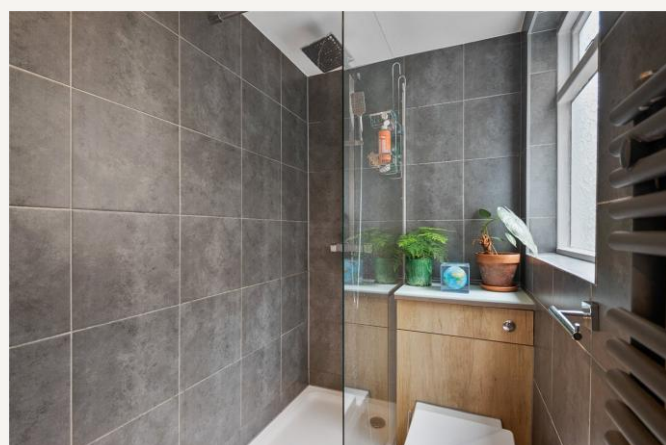
£450,000 Offers in excess of - Leasehold



A charming, one-bedroom garden flat, situated in a very popular location close to Lordship Lane.

KEY FEATURES

- One Bedroom
- Ground Floor Flat
- Reception Room
- Separate Kitchen
- Potential to Extend to the Side STPP
- Private Garden



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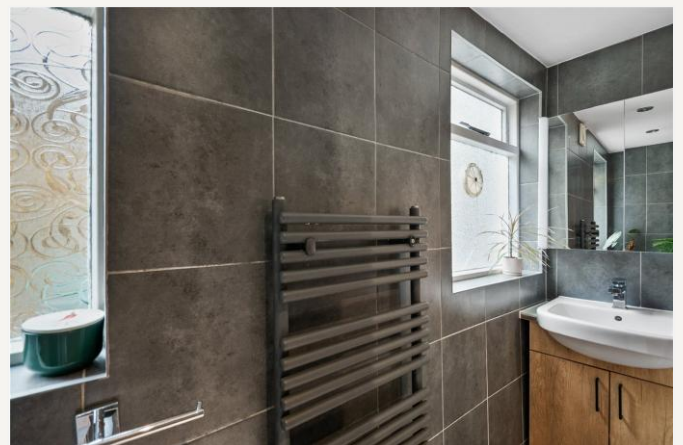
020 8299 2722 | dulwich@winkworth.co.uk



This lovely property is offered to the market in great condition. Comprising a spacious reception to the front, complete with laminate flooring, high ceilings, and sash windows. The property further comprises a spacious kitchen, complete with fully integrated units, ample storage and work space, and French doors leading out to a private garden to the rear.

The bedroom is situated to the rear and overlooks the gardens. The property boasts further extension potential to the side STPP. The property is set on a quiet, tree-lined, residential road and is within very close proximity to the hustle and bustle of Lordship Lane. Lordship Lane offers a fantastic array of shops, bars, and restaurants as well as the Picture House.

Green open spaces can be found at Dulwich Park and Goose Green with transport links found at East Dulwich station for direct links to London Bridge, or a short bus to Denmark Hill for the overground.



MATERIAL INFORMATION

Mobile phone coverage:
EE (Good outdoor and variable in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor and variable in-home)
Vodafone (Good outdoor and variable in-home)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband:
Full Fibre Broadband –
Fibre to the Premises
FTTP
Ultrafast Full Fibre
Gigabit fibre

Tenure: Leasehold
Years Remaining: 95
Council Tax Band: C
EPC rating: E

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

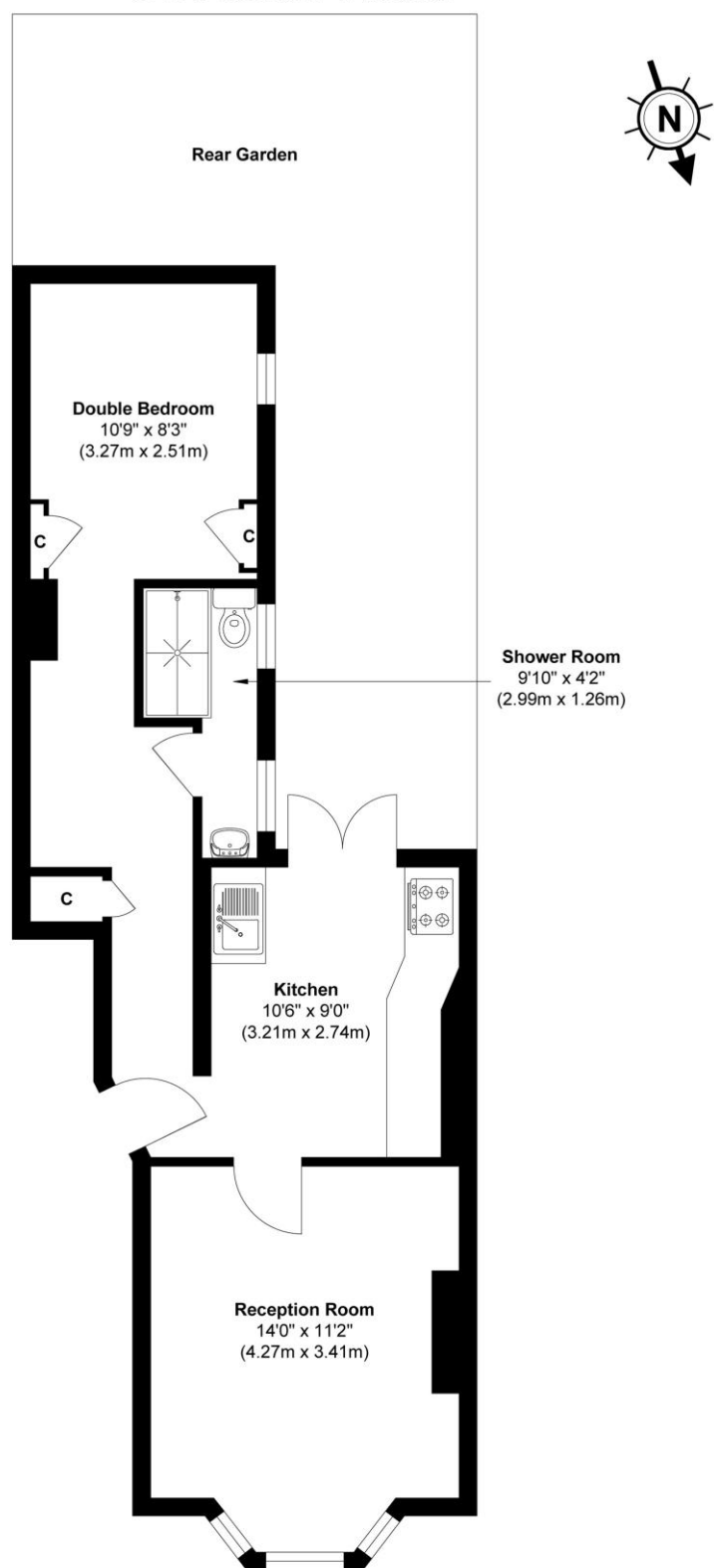


<https://www.winkworth.co.uk/sale/property/DUL250028>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approx. Gross Internal Floor Area 459 sq.ft / 42.67 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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